

**RENTAL LEASE AGREEMENT**

This lease is hereby consummated between Mr. Mike Bello herein referred to as the LANDLORD, whose address is 2503 Miller Ave, Fort Worth ( **all Mailing of written documentation and notification must be sent with prove of mailing confirmation to Landlord at - P.O. Box 122345 Fort Worth, Tx 76116**) Tarrant County, Texas on the one hand and **Jimmy Isaac**, whose current address is, 1701 Big-Sur Dr. # 703 Arlington, 76006, emergency address as, same as above on the other hand, herein referred to as the Tenant or Lessee. Landlord hereby leases to Tenant and Tenant hereby rents from the landlord, the Demised premises, known as **2503 Miller St Fort Worth, 76105** known as an inspection station as defined in Section 2.01 of this agreement. Tenant agrees that the lease is not transferable nor assignable, and does not include any right to sublease to a third party by the tenant. No other tenant is involved in this agreement other than the person named herein and whose signature is witnessed below. For consideration of monies paid in cash of \$ 1.00 (One dollar), and valuable considerations by Tenant, landlord and Tenant hereby agree with each other as follows

**Article One-Effective period****Article 1.**

This lease is dated today, November 19, 2009, signed and executed and it shall take effect on 1<sup>st</sup> of December 2009, this lease is for a period of 1 year, (12 months) starting from the 1<sup>st</sup> day of December, 2009, at the monthly lease payment of (\$1000.00), One thousand dollars per month payable to the Landlord in advance monthly at the beginning of each month not later than the 3<sup>rd</sup> day, after which late penalty shall accrue at the rate of \$45.00 per day for each day past the 3<sup>rd</sup> day of the month. The lease shall expire at the end of November 2010, and is non-renewable. Each party agrees that the lease therefore terminates automatically on November 30, 2010.

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Tenants Initials

Page 1.

Jimmy P Isaac  
1701 BIG SUR DR #703  
ARLINGTON TX 76006

## Article Two- Schedule

### Article 2.

The following definitions shall be applicable to the various provisions of this lease which refer to them:

#### **Section 2.01;**

**Demised Premises:** the demised premises is located at 2503 Miller Ave Fort Worth, Tarrant, County, Texas 76105, and now known as Inner & Out Auto, it is the area including any alteration, improvements, additions or repairs made to it. It does not include other business located on the same adjoining location and know as 2501 Miller Ave, address, or on the same land property. The tenant shall not enter into any contract with any third party to operate on the demised premises and or for a competitive agreement against landlord.

#### **Section 2.02 Rent:**

The said rent amount shall be \$1000.00, per month for rent due on the first day of each month and payable in advance, that is, at the first day of the beginning of the month that is due. The tenant is responsible for all utilities needed for the purposes of the operation of its business.

#### **Section 2.03 INSURANCE:**

Tenant is responsible for the maintenance and repair of all related equipment and weather related damages on the said premises and maintaining insurance on the said premises to cover equipments and personal property loss of the equipments and the building property itself with the Landlord names as a beneficiary.

#### **Section 2.04 SECURITY:**

Tenants shall be responsible for any and all security arrangements including but not limited to providing the statutory required or otherwise proper number of smoke alarms, fire extinguishers, emergency lighting, first aid kits door locks and safety lights.

#### **Section 2.05 PERMITTED USE:**

Tenants shall use the Demised premises for auto inspections or any other lawful business which may be conducted therein under the applicable laws, regulations and codes, but shall not engage in competition with the other businesses located on the same property location.

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Initials

**Section 2.06 NOTICE ADDRESSES:**

The appropriate addresses for any notification required under law shall be those addresses listed in the first paragraph of this lease. Should said address of landlord or tenants as listed above no longer remain current, the moving party should notify the other party of the change in address within 30 days. For the landlord all notices to him must be address certified mail to the mailing address shown above.

**ARTICLE THREE-CONDITION OF THE PREMISES**

**Section 3.01 NO REPRESENTATION:**

Land Lord has made no representation, covenants or warranties with respect to the Demised Premises except as expressly set forth in this lease.

**Section 3.02 ALTERATIONS:**

Tenant may not make any alterations to the Demised Premises without prior written consent of the landlord. If Landlord grants consent, the alterations shall be performed in a good manner and in accordance with all applicable legal, safety and insurance requirements.

**Section 3.03 LIENS:**

In the case a lien was filed against the Demised premises as a result of acts of the Tenant, Tenant shall discharge the lien within 20 days after its filing. If Tenant fails to discharge the lien, the landlord may bond or pay the lien or claim, for the account of the Tenant without inquiring into the validity thereof. Said failure to discharge the lien may, at the discretion of the landlord, work as a total breach of this lease and termination of the tenant's right herein.

**ARTICLE FOUR- REPAIRS AND MAINTENANCE**

**Section 4.01 CONDITION OF THE DEMISED PREMISES:**

Tenants accepts the premises "as is" and agrees by his execution of this lease that the premises is suitable for the purpose for which they have been leased. Tenant and landlord agree that landlord is not responsible for any maintenance, repairs, replacements or otherwise to any exterior or interior surfaces of the premises. Tenants and landlord further agree that landlord is not responsible during the term of this lease for any yard or other property maintenance or repairs and that it is the sole duty of the Tenants to comply or bring the premises into compliance with any applicable law, regulation or code.

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**Initial**

**ARTICLE FIVE- SERVICES AND UTILITIES**

**Section 5.01** utilities connections :

Tenant shall be responsible for all connections, meters and charges for utilities of all kinds at the Demised premises, such as, Air condition, Heat, Electric, Trash disposal, Telephone, alarm, and any other utility expense that becomes due.

**ARTICLE SIX-USE AND OPERATION**

**Section 6.01** TAXES AND LICENCE FEES:

Tenants shall be responsible for all taxes and licenses or permit fees, including any personal and property taxes.

**ARTICLE SEVEN -DEFAULT AND SEVERANCE**

**Section 7.01** DEFAULT:

Tenant shall default and forfeit his rights under this lease if he fails to perform any of the conditions or clause herein, and said failure shall continue for more than ten (Ten) days, after notification of such failure by the Landlord, by phone, or messages with a known third party to the Tenant or by mail. Upon such default tenant will be evicted immediately.

**Section 7.02** LANDLORD'S RE-ENTRY:

Upon default or breach of any of the term of this lease, or upon expiration of the term or should Tenant default upon this lease and fail to cure within the time provided herein, landlord may enter the premises, change the door locks, remove Tenant and Tenant's property, applying the proceeds towards any unpaid rent or other debts owed Landlord and arising out of this lease.

**Section 7.03, SEVERANCE AND VALIDITY:**

In the case a section or an article, or parts or a clause in this contract is not enforceable under law such section or article or parts or clause shall not rendered the whole contract void, such section or article or parts or clause shall be deemed to not be part of the contract while the remaining parts or sections or articles shall remain valid and enforceable. The severance of an invalid part shall not be deemed to render the whole contract void.



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## ARTICLE EIGHT MISCELLANEOUS

**Section 8.01 INTEGRATION AND MERGERS:**

Landlord and Tenants agree that this lease agreement represents their only lease agreement on the Demised Premises and that there is no other agreements between the parties. This lease represents and fulfill all other temporary agreement previously documented, or consummated, or held, by both parties concerning the lease of the said premises.

**Section 8.02 SURRENDER OF PROPERTY**

Upon the expiration or termination of this lease, Tenants shall quit the premises and surrender same broom clean and in good condition and repair together with all alterations, installations, additions, and improvements which may have been made or attached to the Premises. Any removal of such additions, improvements, repairs which have been made or attached to the Premises will constitute willful and intentional damages under the term of this lease and will render Tenants liable to the total cost of the necessary repair and additional lost of economic interest allowable under the law.

To signify agreement to this instrument, and that each party read, understands and agrees to all terms contained herein, Landlord and Tenant have each attested to and then executed this lease agreement.

Mike Bello  
Landlord

Isaac  
Tenant

Dated 11/20/09

STATE OF TEXAS

COUNTY OF TARRANT

Isaac  
Affiant

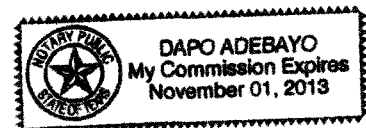
SWORN AND SUBSCRIBE TO BEFORE ME, THE UNDERSIGNED, today, 20<sup>th</sup> November 2009.

MIKE BELLO  
LANDLORD

JIMMY ISAAC  
TENANT

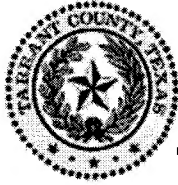
DaPo Adebayo  
Notary Public in and for state of Texas

5.



SUZANNE HENDERSON

COUNTY CLERK



100 West Weatherford Fort Worth, TX 76196-0401

PHONE (817) 884-1195

JIMMY P ISAAC  
1701 BIG SUR DR #703  
ARLINGTON, TX 76006

Submitter: JIMMY P ISAAC

**DO NOT DESTROY**  
**WARNING - THIS IS PART OF THE OFFICIAL RECORD.**

Filed For Registration: 11/23/2009 9:19 AM

Instrument #: D209307333

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\$32.00

By: \_\_\_\_\_

*Suzanne Henderson*

D209307333

ANY PROVISION WHICH RESTRICTS THE SALE, RENTAL OR USE OF THE DESCRIBED REAL PROPERTY  
BECAUSE OF COLOR OR RACE IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW.

Prepared by: CAMADDOCK